

ORDINANCE NO. 527

AN ORDINANCE AMENDING ORDINANCE NO. 490, DESIGNATING A ZONING CLASS R-3 M; PROVIDING THE LEGAL DESCRIPTION THEREOF; PROVIDING THE LIMITATIONS AND RESTRICTIONS THEREIN; DIRECTING THE CHANGE OF THE ZONING MAP TO REFLECT SUCH AMENDMENT; AMENDING SECTION 403 OF ARTICLE 4 OF ORDINANCE 490; REINCORPORATING THE ZONING MAP, AS AMENDED; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GOTHENBURG, DAWSON COUNTY, NEBRASKA AS FOLLOWS:

Section 1. Article 5 of Ordinance No. 490 of the City of Gothenburg, Dawson County, Nebraska is hereby amended as follows:

504.1 R-3 ~~M~~RESIDENTIAL DISTRICT

504.11 INTENT: This district is intended to provide mixed residential uses with a gross density of five dwelling units or more per acre.

504.12 PERMITTED PRINCIPAL USES AND STRUCTURES: The following shall be permitted as uses by right:

1. Single-family dwellings;
2. Two-family, duplex, dwellings;
3. Multi-family dwellings;
4. Group homes.

504.13 PERMITTED ACCESSORY USES AND STRUCTURES: The following accessory uses and structures shall be permitted:

1. Accessory uses and structures normally appurtenant to permitted uses and structures and to uses and structures permitted as exceptions.

504.14. PERMITTED SPECIAL USES: A building or premises may be used for the following purposes in the R-3 M residential district if a special permit for such use has been obtained in accordance with Article 7 of this Ordinance.

1. Public and quasi-public uses of an educational, recreational or religious type including public and parochial elementary schools, junior high schools, high schools and colleges; nursery schools, private non-profit schools, churches, parsonages, and other religious institutions;
2. Public and private charitable institutions;
3. Public uses of an administrative, public service or cultural type including city, county, state or federal administrative centers and courts, libraries, police and fire stations and other public buildings, structures and facilities;

4. Expansion of nonconforming uses;
5. Electrical distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations, and/or elevated pressure tanks;
6. Home occupation;
7. Child Care Center;
8. Townhouses;
9. Double wide mobile homes on permanent foundations;
10. Modular homes on permanent foundations;

504.15 PROHIBITED USES AND STRUCTURES: All other uses and structures which are not specifically permitted or not permissible as special uses shall be prohibited from the R-3 residential district.

504.16 HEIGHT AND AREA REGULATIONS: The maximum height and minimum lot requirements within the R-3 residential district shall be as follows:

| | <u>Lot Area</u> <u>(sq.ft.)</u> | <u>Lot</u> <u>Width</u> | <u>Req'd</u> <u>Front</u> <u>Yard</u> | <u>Req'd</u> <u>Side</u> <u>Yard</u> | <u>Req'd</u> <u>Rear</u> <u>Yard</u> | <u>Height</u> |
|-----------------------------------|------------------------------------|----------------------------|---|--|--|---------------|
| Dwelling, single- family | 6,000 | 50' | 20' | 5' | | 35' |
| Dwelling, two family duplex | 3,750 per family | 60' | 20' | 5' | | 35' |
| Dwelling, multi- family | 1,500 per unit | 60' | 20' | 10' | | 45' |

504.17 MAXIMUM LOT COVERAGE: 30 percent.

Section 2. The property bounded by the following streets shall be included in the R-3 M district in the City of Gothenburg, Dawson County, Nebraska, to-wit:

That property bounded as follows:

Avenue D from 7th Street to 3rd Street;

From the intersection of Avenue D and 3rd Street west along the south City boundary to the intersection of Avenue B and 2nd Street;

Northwesterly on 2nd Street to Avenue A,

Thence Northeasterly on Avenue A to the alley in Block 6 of Hiles and Reynolds Addition,

Thence Southeasterly along said alley to Avenue B,

Thence Northerly along Avenue B to 7th Street,

Thence Southeasterly from the intersection of Avenue B and 7th Street along 7th Street to its intersection with Avenue D;

The boundaries of zoning districts affected by this ordinance shall be shown on the Gothenburg Zoning District Map dated September 18, 1985 and shall be signed by the Mayor and attested by the City Clerk. To the extent required by Ordinance No. 490, Section 403 of Article 4 of said ordinance is hereby amended to reflect such zoning map change.

The Gothenburg Zoning District Map dated September 18, 1985, as amended as required in this ordinance is hereby made a part of Ordinance No. 490, as amended hereby, by this reference.

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. This ordinance shall become effective from and after its passage, approval and publication according to law.

Introduced by Jim Hudson, Councilman.

Passed and approved this 6th day of Sept., 1988.

CITY OF GOTHENBURG, DAWSON
COUNTY, NEBRASKA

BY Eldon Lepp
Eldon Lepp, Mayor

ATTEST:

Connie Stull
Connie Stull, City Clerk

APPROVED AS TO FORM:

Michael L. Bacon
Michael L. Bacon, City Attorney